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# Beverly Hills Weekly

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SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1090 • August 20 - August 26, 2020



## 10 Questions for the Candidates

Get to Know the BHUSD Board of Education Contenders

cover story • pages 7-9

# ARTS & CULTURE

## Summer 2020 Performances

**Greystone Theatre**  
Mondays at 7:30pm

**August 24:**  
Suzanne Lummis, Poet



Suzanne Lummis is a poet and 2019 City of Los Angeles fellow. Her poems have appeared in literary journals such as Antioch Review, Ploughshares, and The New Yorker. Her web series, *They Write By Night*, explores film noir and the poets influenced by that style.

**Concerts on Cañon**  
Thursdays at 7:00pm

**August 27:**  
The OC3 Classic, Rock of the 70's - 90's



The OC3, a premiere cover band in Southern California, is a tribute to classic rock of the 70s, 80s, and 90s. The lush, five-part harmonies are led by two dynamic vocalists and accompanied by captivating musicians on guitar, bass, drums, percussion, keyboards and harmonica.



Summer concert & solo performances broadcast every Monday & Thursday on BHTV Channel 10 or online at [beverlyhills.org/live](http://beverlyhills.org/live).



## WHAT'S ON YOUR MIND?

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140 South Beverly Drive #201  
Beverly Hills, CA 90212

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310.887.0789

email us at:  
[editor@bhweekly.com](mailto:editor@bhweekly.com)

# letters & email

## "Mixed Use Ordinance Receives Mixed Reaction" [Issue #1082]

The good news is that the city will have a community meeting, probably in September, regarding the advisability of passing the mixed use overlay zone ordinance for most of Wilshire, Olympic, and all of Robertson and La Cienega. This ordinance, which was approved by the Planning Commission, is opposed by most residents. That is because if our city approves mixed use zoning prior to a developer filing an application to build a mixed use project, the developer will be entitled, under the State Density Bonus Program, to build up to six and seven story substandard mixed use projects, without adequate parking or any parking under some circumstances.

However, September is far too early for a community meeting on the advisability of the mixed use overlay ordinance, or city council consideration of the ordinance in October, as I will explain.

*letters cont. on page 3*



## SNAPSHOT



**BE SAFE, BEVERLY HILLS  
NORTH REXFORD DRIVE**

The City of Beverly Hills projected an image of a face mask and the words "Be Safe, BH" on City Hall earlier this month to encourage residents to wear masks in public.

# Beverly Hills Weekly

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OUR DATA SPEAKS VOLUMES



The bad news is that state leaders have decided that cities must create new housing, and Beverly Hills will likely be required to add about 3,100 new housing units by 2029, consisting of about 1,005 very low income housing units; 678 low income housing units; 600 moderate income housing units; and 813 above moderate income units. These new state housing requirements are called Regional Housing Needs Allocation or “RHNA,” pronounced reena, housing requirements. At 3,100 new housing units, we would need to create about 345 new housing units per year beginning this October.

The final RHNA requirements are expected sometime between September and January 2021. Our city will then have an opportunity to appeal and the resulting figures will be determined by about February 2021. It is my understanding that in the meantime, our city is lobbying for changes to be made to RHNA requirements, given new circumstances such as COVID-19, remote working and the problematic economy, as well as our disagreement with the methodology which was utilized in reaching new housing requirements.

Our city must submit a plan to create the RHNA required new housing, called the “housing element,” by October 2021, which must then be approved by the state.

The Planning Commission will commence public outreach in September on how we should meet our RHNA requirements, with final Planning Commission and City Council meetings on our housing element plan to be held next July.

Here are some preliminary ideas from various sources, about how we could meet our RHNA housing requirements without significantly compromising the beauty of our city and our quality of life.

Most single family residential property owners are unaware that under new state law (Govt. Code §65852.2), they now have the right to create up to three housing units on their property without rezoning, all of which units may be rented. Homeowners can divide their house into two dwelling units and they can also build a guesthouse. These additional housing units are referred to as Accessory Dwelling Units. Each homeowner who wants to take advantage of the new state law could add one or two housing units to help meet our city RHNA quota. Assuming we have about 7,000 single family residences in the city, we could easily reach our annual requirement of about 345 new housing units if only 5% of our homeowners added one housing unit a year. And creating ADU’s could work well for the following reasons:

1. Many people brought up their children here, but are empty nesters and do not need as much space, so they may want to provide an attractive independent housing unit for relatives or employees.

2. Homeowners may want to collect rent for extra income, especially because many have lost a good deal of income as a result of the pandemic.

3. Instead of concentrating additional required housing in six or seven story sub-

standard new mixed use buildings with inadequate parking, the additional ADU housing would be spread all over the city as opposed to being unfairly concentrated in any one particular area.

4. The new state law also enables property owners to legitimize existing ADU’s which were not previously permitted.

5. Therefore, the Planning Commission, instead of advocating for the mixed use ordinance developer giveaway at the expense of the residents, should consider ways to educate and encourage homeowners to create ADU’s. Here are some ideas from various sources:

a. One impediment to constructing a guest house is that one must search for and spend a good deal of money to hire a competent engineer and architect to draw up plans. However, if the city were to hire engineers and architects to draw up different model guest houses (for instance modern, Mediterranean, Tudor, Spanish) with some variations, in different sizes, which plans could be purchased for a reasonable fee, that would be very helpful.

b. If the city could hire engineers and architects to assist residents with their own plans or modifying model plans, for a reasonable fee, that would also be very helpful.

c. The state law limits square footage on new guest houses, however the city should opt for the higher square footage limit so we can build desirable guest houses.

d. The city should encourage property owners to build guest houses over garages, so there will be adequate parking, without increasing the footprint of the project.

e. The city should allow about 450 square feet of paving in front of a home so that two cars may be comfortably parked in front in addition to a walkway.

f. The city should allow residential owners to build with their same existing setbacks.

g. The city should prevent subleasing of ADU’s to avoid AirBnB-type problems.

Another excellent way to meet additional housing requirements would be for the Planning Commission to invite owners of large commercial buildings to apply to convert their buildings, which likely have adequate parking, to mixed use. This is referred to as adaptive re-use. This would be beneficial because we have department stores which could not stay open, more people are working remotely and there is less demand for office space.

There was also a suggestion that hotels, such as L’Ermitage Hotel, should be invited to apply to convert to mixed use, since many hotels have suffered from low occupancy.

If these matters were acted on by the Planning Commission and city expeditiously, building and conversion applications would soar and our city could prepare the housing element plan accordingly and convince the state of our ability to meet the RHNA requirements just on ADU’s and adaptive re-use alone.

Additionally, since the Hilton-Robinsons May properties will be allowed to build housing units which were already approved, those housing units will also contribute to our meeting RHNA require-

ments.

Unfortunately, developers who would ordinarily have applied to build new mixed use projects according to Beverly Hills building and parking standards, are stalling their applications because they are waiting and hoping that the mixed use overlay ordinance will be passed by the City Council. Should it pass, developers would be entitled under the State Density Bonus Program to build six and seven story substandard projects with inadequate parking, instead of being required to meet out excellent building standards, as a prerequisite to a new mixed use project being approved. In fact, an attorney for developers called in to the August 13 Planning Commission study session regarding RHNA housing requirements, indicating that he had clients who wanted to build 300 housing units, but they were waiting until they could take advantage of state density bonuses.

Many developers and their attorneys strongly pushed the Planning Commission to approve the mixed use overlay ordinance so they could be excused from our city’s building and parking standards. And since the Planning Commission approved the mixed use ordinance, to be considered by the City Council, these developers will not apply to build projects which will meet our city standards, until the City Council rejects the mixed use ordinance, as it should.

We should only consider a mixed use overlay ordinance if we would be unable to meet RHNA housing requirements otherwise. So scheduling a public outreach meeting on the mixed use ordinance in September is very premature. Instead, we should focus on public outreach and community meetings beginning in September as to how our city should attempt to meet RHNA housing requirements. After we make these determinations, by October 2021, I believe it will be clear that we will not need or want the City Council to pass the mixed use overlay ordinance. And once it is rejected by the City Council, developers will apply to build mixed use projects which will only be approved if they meet our city building and parking standards.

Alternatively, the City Council could reject the proposed mixed use ordinance now to encourage developers to apply to build mixed use projects which meet our standards, without further delay.

Should we ever have to consider creating mixed use overlay zones, we would have to make hard decisions about where these new large, substandard, underparked mixed use projects should be allowed—which certainly should not be all over the city as presently provided for in the mixed use ordinance which was proposed by the Planning Commission.

Please stay tuned, get involved and share your views on how to preserve the quality of Beverly Hills. If you would like to receive notices of Planning Commission meetings on the RHNA housing element, send a request to City Planner Timmi Tway at [ttway@beverlyhills.org](mailto:ttway@beverlyhills.org).

**Darian Bojeaux  
Beverly Hills**

# briefs

## City Approves Agreement with Consulting Firm for One Beverly Hills Project’s Environmental Documentation

The City Council approved an agreement between the city and Rincon Consultants, Inc. to prepare environmental documentation for the One Beverly Hills Specific Plan Overlay Project Tuesday.

Rincon Consultants is an environmental firm which has previously worked on past projects at the proposed One Beverly Hills location, according to a city staff report. It will conduct an Environmental Impact Report, which is required by the California Environmental Quality Act.

The cost for the documentation, which will be paid for by the One Beverly Hills project applicants, is estimated to be around \$333,276.

According to a city staff report, City Manager George Chavez authorized an agreement for less than \$50,000 to begin work on preparing the EIR on July 20. This involved data gathering, peer review of application submitted material and preliminary drafting of the initial study of the project.

Rincon will next begin “data collection and technical study production, preparation and completion of draft documents containing analysis of potential environmental impacts and potential environmental mitigation measures, response to city revisions and public comment, preparation and distribution of a final EIR document and attendance and support at city meetings and hearings.”

The proposed One Beverly Hills project is around 17.4 acres and includes three parcels of land made up of the Waldorf Astoria and Beverly Hilton hotels, the former Robinsons-May department store and the 76 service station.

If the project is approved, One Beverly Hills would include the construction of a new 28-story, 369-foot, approximately 499,800 square foot building, a new 32-story, 410-foot tall, approximately 424,300 square foot building, a new 12-story, 124-foot tall, approximately 214,000 square foot mixed luxury hotel and residential building, and a new “clubhouse” building that would be approximately 127,300 square feet.

Additionally, it would have 10 acres of landscaped open space and an eight acre botanical garden.

The project applicant has deposited the \$333,276 for the EIR and the city’s required 15% environmental contract administration fee, according to a city staff report.

## Senate Bill Could Change Council Election Dates to June, Extend Councilmember Terms

The City Council discussed how state Senate Bill 970 – which proposes changing the statewide direct primary to the first Tuesday after the first Monday of June in



# NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC MEETING

The City of Beverly Hills (City) is the lead agency under the California Environmental Quality Act (CEQA) and has prepared a Draft Environmental Impact Report (EIR) for the proposed Los Angeles County Metropolitan Transportation Authority (Metro) Westside Purple Line Extension Wilshire/Rodeo Station North Portal (Project). The Draft EIR evaluates the potential for environmental impacts resulting from the Project and two Project Alternatives, and also provides mitigation measures where required. **The public is invited to attend a virtual Special City Council Meeting on Wednesday, September 16, 2020 at 7:00 pm** to provide comments on the Draft EIR.

**Project Location:** The Project and Project Alternatives evaluated in the Draft EIR include the construction of a station entrance/exit to the Purple Line's Wilshire/Rodeo Station on the north side of Wilshire Boulevard. The Draft EIR evaluated three potential entrance/exit locations within the City of Beverly Hills adjacent to the future Metro Wilshire/Rodeo Station now under construction as part of the Metro Purple Line Extension (Section 2) project.

**Project Description:** The Project and Project Alternatives would provide a station entrance/exit for the Wilshire/Rodeo Station on the north side of Wilshire Boulevard to facilitate direct access from the Wilshire/Rodeo Station to the dense commercial and tourism activity center located north of Wilshire Boulevard. Three potential station entrance/exit locations are being considered: The Project (Beverly Drive); Cañon Drive-Half Portal Alternative; and Cañon Drive Staging Yard Alternative. Each would include an aboveground street level entrance/exit, a limited intermediate stairway landing level, and a walkway or concourse level.

**Purpose of the Public Meeting:** The purpose of the public meeting is to present the findings from the environmental analysis and to provide an opportunity for the public to comment on the Draft EIR. The item will include an overview of the Project and Project Alternatives, and a summary of environmental impacts identified in the Draft EIR. Following the presentation, interested agencies, organizations, and members of the public will be invited to present their views on the Draft EIR. All oral and written comments made during the meeting will be recorded. The intent is that the public meeting and 45-day comment period will allow the team to gather an inventory of comments from agencies and the public that will be considered for inclusion in the Final EIR. In the interest of public health and safety, the meeting will be held virtually and can be accessed telephonically, through webcast, or by watching Beverly Hills Television on Channel 10 on Spectrum Cable. **Information on how to access the virtual meeting is provided at this website: [www.beverlyhills.org/citycouncilmeetings](http://www.beverlyhills.org/citycouncilmeetings).**

**45-Day Comment Period:** The City invites all interested members of the public to provide written comments on issues related to the Draft EIR during a 45-day public comment period, which will commence on **Friday, August 21, 2020**, and will conclude on **Monday, October 5, 2020**. Written comments should be addressed to: **Jessie Holzer, Transportation Planner, City of Beverly Hills Community Development Department, 455 North Rexford Drive, Beverly Hills, California, 90210, Email: [northportal@beverlyhills.org](mailto:northportal@beverlyhills.org).**

All comments received during the Draft EIR public review period will be compiled and responded to as part of the Final EIR. After preparation of the Final EIR, it will be released for public review. Separate notices advising on the availability of the Final EIR and details of a public hearing for the Project will be released at later dates. Project information is available for public review by request and online at [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental) and [www.beverlyhills.org/northportal](http://www.beverlyhills.org/northportal). If there are any questions regarding this notice, or if you would like to review the project information or receive copies of available documents, including the Draft EIR, please contact **Jessie Holzer, Transportation Planner, at (310) 285-1128** or via email at [northportal@beverlyhills.org](mailto:northportal@beverlyhills.org).



## NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN that a Special Municipal Election will be held in the City of Beverly Hills, California on Tuesday, November 3, 2020, for the following Measure:

<b>Revenue Protection Measure:</b> Shall an ordinance be adopted which provides that if, and only if, another local governmental entity seeks to increase the transaction and use tax (sales tax) in Beverly Hills, then the City may prevent this tax increase and instead impose a Beverly Hills transaction and use tax by up to ¾% (approximately \$28.06 million annually, indefinitely) so that the tax revenues will flow to Beverly Hills rather than the other governmental entity?	Yes
	No

The Los Angeles County Registrar of Voters will be conducting the election on behalf of the City. Vote by Mail boxes and Vote Centers will be located throughout Los Angeles County. In addition to early voting days, Vote Centers will be open from 7 a.m. – 8 p.m. on election day. For more information, please call the City Clerk's office at **310-285-2400** or visit [www.beverlyhills.org/elections](http://www.beverlyhills.org/elections).

HUMA AHMED  
City Clerk

Dated: August 13, 2020

## BHUSD Legal Fees for July Exceed \$1.8 Million

The BHUSD's legal service fees for the period between July 17 and July 31 exceeded \$1.8 million, according to a BHUSD purchase order report. The Metro Transportation Authority may reimburse a portion of these fees. The report, included in the BHUSD Board of Education August 11 agenda, included the following fees divided by law firms:

Law Firm	Description	Amount*
Atkinson, Andelson, Loya, Ruud & Romo	Legal Services	\$495,000
Miller Starr Regalia	Legal Services	\$700,000
Tao Rossini APC - Terry Tao	Legal Services	\$490,000
Jessica Goodman	Legal Services	\$40,000
Keenan & Associates	Legal Services	\$100,000
Total		\$1,825,000

\*Payments to the same law firm between July 17 and July 31 were combined  
Source: BHUSD Board of Education August 11 Agenda, Purchase Order Report #3 pages 3-7.

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even-number years – could potentially leave the City of Beverly Hills without a fully-seated council for several months Tuesday.

Senator Toni Atkins (D-San Diego) and Assemblymember Anthony Rendon (D-Lakewood) are the primary co-authors of the bill.

If it is approved, several cities – including Beverly Hills – would potentially not have a full City Council for several months between the end of prior councilmembers' terms and the installation of newly elected councilmembers.

A solution to this issue would be for cit-

ies to extend their councilmembers' terms until new councilmembers are verified and installed into office, according to a city staff report. But the Beverly Hills City Council cannot do this because it previously extended its terms by the State of California's 12-month statutory limit to comply with SB 415.

Also known as the California Voter Participation Rights Act, SB 415 required cities to align their elections with state primary or general elections unless voter turnout rates have met a certain threshold. Several cities, including Beverly Hills, had to extend its councilmember terms to enact this measure.

The council ratified for City Manager George Chavez sending a letter to the state expressing that SB 970 should be amended to extend city council term limits past the 12-month limit until the elected officials of the June 2022 election are installed.

"If SB 970 becomes law without this amendment, arguably the City of Beverly Hills would not have the authority to adjust its council terms to conform to such

a change," Chavez wrote. "The city has exhausted its authority under current law to extend local city council terms and there is no earlier date on which the city would be allowed to hold a city council election pursuant to current law."

## Board Addresses Concerns About Students' Residency Amid Pandemic

The BHUSD Board of Education will give certain BHUSD students an exception to its residency policy, which requires that students primarily live in Beverly Hills seven days a week, if they are no longer able to reside in their Beverly Hills homes due to the pandemic.

Board members gave consensus to provide certain students an exception to its policy last Tuesday. Assistant Superintendent of Student Services Laura Chism suggested a list of criteria students must meet to qualify for the exception:

- The student's family must own or lease a property in Beverly Hills.
- The student must have been enrolled in the BHUSD last year.
- The student must still consider Beverly Hills their primary residence.
- The student's family will provide current utility bills and a copy of their deed, a trust for their property or their lease.
- The student would be enrolled in the Independent Learning Center, not Live@BHUSD, in order to avoid disruption in their education if the district is allowed to reopen while the student is not in Beverly Hills.

Chism said families have provided a variety of reasons for why they are temporarily not living in Beverly Hills, including one family who traveled to another country and was not able to return to the United States due to COVID-19 travel restrictions.

"Our policy is very clear and it says that in order to access schools in the BHUSD you must reside in Beverly Hills or city boundaries seven days a week," Chism said. "Even though they have a residence here and they are a resident of the city, they are not physically residing there so we're caught in this rock and a hard place. We



Alana Morgan



Tiffany Rea

## California United States Pageant Announces Winners, Beverly High Student Wins Miss Teen California

The California United States Pageant was held on August 9, where Beverly High senior Alana Morgan won Miss Teen California US.

Morgan had previously placed in the Top 20 in 2017. To read the Weekly's Q+A with Morgan, see Issue #912. Tiffany Rea won Miss California US.

The pageant was conducted with COVID-19 health and safety measures, including temperature checks, requirements for masks, social distancing and limited guests per contestant.

don't have any leeway in the policy right now to allow them to attend."

According to Chism, the district is aware of 15 to 20 students who temporarily do not reside in Beverly Hills due to the pandemic.

Board members were unanimously supportive of giving an exception to those students. Board member Mel Spitz called it an easy decision.

"It's obviously a temporary situation brought about by COVID-19," Spitz said. "The student is physically not here one way or another because of COVID-19, so there should be an exception for that no problem."

Chism said she will finalize her suggested list of criteria to present to the board.

## Beverly Hills May Have A New Daytime Street Sweeping Schedule

The City of Beverly Hills might begin initiating a new daytime street sweeping schedule for residents south of Santa Monica Boulevard.

Overnight parking was traditionally prohibited in certain areas of Beverly Hills to allow for street sweeping at night. Parking shortages later resulted in the city issuing overnight parking permits to some residents. According to a city staff report, this

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## Moderate Rate Affordable Rental Units Available

8600 Wilshire Boulevard, Beverly Hills

Two studio apartments are available for rent by moderate income households in the 18-unit building located at 8600 Wilshire Boulevard in Beverly Hills. Each unit is approximately 750 square feet with one parking space and an in-unit washer/dryer.

### INCOME LIMITS AND RENT

To qualify, a household must have a gross annual income (which can include assets) in the following ranges:

- 1 person household: between \$63,100 and \$64,900
- 2 person household: between \$72,100 and \$74,200
- 3 person household: between \$81,100 and \$83,500

The monthly rent for each unit is expected to be between - \$1,600 to \$2,100 (depending on income and size of household).

### TO GET AN APPLICATION:

Beginning August 14, 2020, applications will be available online at <http://www.coro4myhoa.com/8600Studios>

### TO SUBMIT AN APPLICATION:

Between September 4 and September 21, 2020, completed applications will be accepted via email, mail and in person. Submittal instructions will be provided in the application packet. The order in which applications are received will not impact the selection process for the units.

### QUESTIONS:

For questions about the units, application contents or process, please contact the City's housing consultant Shannon at (562) 202-0893.

Photo: Intuition Design Photography

## Council Discusses Potential Updates to Solid Waste Service Rate Schedule

The City Council discussed potential updates to the city's five-year solid waste service rate schedule Tuesday.

According to a city staff report, the city will have to maintain a ratio target that is 50% of its annual operating expenses.

A ratio model was thus created to determine how the solid waste service rate would need to be updated. Councilmembers were presented with two service rate scenarios in its July 14 study session and chose a modified model that would come into effect July 1, 2021.

This model, however, originally involved a drawdown of \$1.9 million from the Solid Waste Fund Balance over the course of five years. As such, Vice Mayor Robert Wunderlich requested city staff to further research and potentially modify this ratio model.

City staff presented an updated version of the city's five-year solid waste service rate schedule at the council's August 18 study session. The city will require \$8,383,000 over five years for solid waste services under this model.

A chart of one of the proposed five-year solid waste service rates is below:

Year	Revenue Requirement From Reserves
2021	\$ 1,358,000
2022	\$ 1,749,000
2023	\$ 3,399,000
2024	\$ 2,849,000
2025	\$ 28,000
<b>Total</b>	<b>\$ 8,383,000</b>

Source: Beverly Hills City Council August 18 Study Session Agenda

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has caused disruptions in street sweeping and several residents have complained about the noise.

Public Works Commissioners approved presenting a new daytime street sweeping schedule to the City Council last Thursday, with Chair Joshua Greer absent from the meeting and Commissioner Jerry Felsenthal abstaining. The council will consider the item in its September 15 meeting, which will determine if the schedule change will be implemented.

If approved, city staff will install updated parking restriction signage around the city. According to a city staff report, the Public Works Department would roll out the updated schedule in phases beginning in November or December. The department would also communicate the new schedule to residents affected by the change.

Felsenthal said he did not want to stand in the way of the potential new schedule, but abstained because he thinks it's wrought with complications.

"I'm particularly concerned with the complications during this period of time when the merchants are struggling so much," Felsenthal said. "To limit daytime parking, to me, makes no sense [at] this particular point in time."

According to a city staff report, the estimated cost for the updated parking signage is \$150,000. Funding will be taken from the Street Sweeping and Storm Water Operations program.

## Planning Commission Discusses Updates to General Plan's Housing Element

The Planning Commission discussed the General Plan's Housing Element Thursday, which is a plan that addresses

the community's housing needs that must be upgraded every eight years.

The current Housing Element covers 2014-2021 and the updated Housing Element will cover 2021-2027. It must be certified by the California Department of Housing and Community Development by October 15, 2021, according to a city staff report.

The Housing Element addresses housing needs based on population, employment, housing characteristics, overpayment, overcrowding, analysis of affordable housing

units at risk of conversion, needs of extremely-low income households, housing stock characteristics and housing needs of special populations such as people with disabilities.

It also addresses site inventory analysis, constraints analysis and housing programs in the city.

Included in the Housing Element is the Regional Housing Needs Assessment, which is the number of units each jurisdiction must prepare to accommodate at varying income levels. The HCD develops the RHNA number, according to a city staff report.

According to a city staff report, the preliminary RHNA number for Beverly Hills is 3,096 units. Units are divided based on income: very low, low, moderate and above moderate. In Beverly Hills, the preliminary RHNA number requires 1,005 very low units, 678 low units, 600 moderate units and 813 above moderate units.

## BHUSD Honors Long-time Faculty and Staff with Service Awards

The BHUSD held its Opening Day virtually on August 14, in which it announced its 2020 Service Awards winners. The awards are given to faculty and staff who worked with the BHUSD for a significant amount of time.

### 35 Years

Marla Weiss  
Vonzie Paysinger  
Joyce Medway  
Sandi Mason  
Howard Edelman

### 30 Years

Vivian Minor  
Corinne Carlson

### 25 Years

Jennifer Reilly  
Joanna Smith  
Sara Sedghi  
Greg Riesenber  
Nadine Mwesigwa  
Celeste McDonald  
Kelly Kertesz  
Nancy Calvin  
Bill Bradbury

### 20 Years

Diana Katz-Pisnoy  
Florentino Guzman  
Nicole Ewing  
Sharon Ringo  
Gabrielle Radonsky  
Kevin Painter  
Kathleen Greenleaf  
Heather Godin  
Michael Federman

### 15 Years

Juan Sosa  
Rodney Mitchell  
Zohreh Partovi  
Brenda Lopez-Parker  
Curtis Lightcsy  
Alejandro Garduno  
Teresa Cortes  
Edwina Casiano  
Romeo Carey  
Heather Woodring  
Sarah Wolff  
Michelle Stradford  
Marcy Scholer  
Elaina Reilly  
Dan Moroaica  
Ellen Kwon  
Sherry Haimoff  
Afarin Delijani  
Phillip Babcock

### 10 Years

Lamdon Truong  
John Johnson  
Elisa Ibarra  
Njeri Snyder  
Fernando Pinto  
Lisa Block

## City Moves Forward with Acquiring Sculpture by Artist Ai Weiwei

The City of Beverly Hills accepted a \$200,000 donation to help fund its acquisition of the sculpture "Iron Root, 2015" by Ai Weiwei Tuesday.

Councilmembers approved a "pledge agreement" between the Richard M. Cohen and Andrew S. Cohen Foundation, the city and the City of Beverly Hills Community Charitable Foundation for the dona-



"Iron Root, 2015," by Ai Weiwei

tion with a 5-0 vote.

The council had previously approved the Arts and Culture Commission's recommendation to acquire the piece on April 16, 2019.

Funds will be appropriate from the Capital Improvement Project into the Fine Art Fund for the partial funding of the acquisition and installation of the sculpture, according to a city staff report. The Community Charitable Foundation accepted the payment of \$200,000 and approved the transfer of the funds to the city on August 6.

"Iron Root, 2015," will become part of the city's Fine Art Collection.

## Beverly Hills Agrees to Countywide Household Hazardous Waste and Electronic Waste Event

The City Council approved an agreement with the County of Los Angeles to host a household hazardous waste and electronic waste event in September Tuesday.

Beverly Hills and LA County have collaborated for approximately 20 years on encouraging the correct disposal of hazardous waste and e-waste collection, according to a city staff report. An agreement between the two is renewed annually and "details sponsorship of the one-day event in Beverly Hills for the proper disposal of universal waste."

Universal waste includes motor oil, paint thinners, varnish and batters. E-waste includes computer monitors, televisions, keyboards and cell phones.

While the LA County Sanitation Bureau will fund the event, the city will have to pay approximately \$6,000 for outreach material. Funding for outreach will be taken from the Public Works Solid Waste Enterprise Fund.

LA County's marketing efforts have traditionally involved banners, local advertisements, web postings and information flyers, according to a city staff report. In addition to that, Beverly Hills will mail postcards to residents, advertise the event in the Public Works Department's newsletter "The Backbone," promote it on social media and promote it on radio broadcasting.

According to a city staff report, county traffic workers will be stationed throughout the site to help with traffic and Public Works staff will help provide directions during the event. Due to COVID-19, face coverings will be required and attendees will stay in their car with their windows up when possible.

The event will be held on September 26 from 9 a.m. to 3 p.m at West Third Street between Civic Center Drive and Foothill Road.

## Medical Services Renewed for Beverly Hills Police Department

The Beverly Hills City Council approved an agreement with a medical services company Tuesday, which provides on-call medical jail services to the city.

Councilmembers authorized City Man-

# coverstory

## 10 QUESTIONS FOR THE CANDIDATES

### Get to Know the BHUSD Board of Education Contenders



**FRANK  
CHECHEL**

#### **What do you see as the top three issues the BHUSD is facing at this time?**

The purpose of our district is to provide a high-quality education in a safe and supportive environment and I am committed to that mission. While there are many opportunities to deliver on that promise, the three issues I am most focused on are:

1. Leading Through The Pandemic - We are living through one of the greatest crises the district has ever faced. Given my work with the Return to Learn Task Force and my deep risk management expertise, I am uniquely qualified to develop an effective strategy for returning to school while ensuring the health and safety of our children and our community.

2. Improving Communication - The best organizations are known for consistent, clear and timely communication with key stakeholders. The current crisis has highlighted opportunities to improve this key area for the benefit of students, parents, teachers and community partners.

3. Deepening Partnership - We are fortunate to live in one of the most iconic cities in the world, providing our schools with a unique advantage. We need to deepen partnerships with the city and local businesses to further support our district.

#### **What is your position on the current plan for remote learning in the fall semester?**

I am pleased with the MOU. I think live instruction is essential to keeping our students engaged and learning. I am optimistic that many lessons have been learned by teachers, admin, parents and students alike that will result in a much better outcome and allow for more agile response to challenges as they arise this school year.

While I believe virtual learning is the correct approach for now, we need to finalize our reopening plans and get our students back to class safely. Some teachers will be working from their classrooms from the first day of school, which is a critical first step!

#### **How do you evaluate the job Superintendent Michael Bregy is doing?**

Overall, I think Dr. Bregy has shown himself to be a capable and dedicated leader through some very challenging circumstances. Since his arrival, he has had to manage budget concerns, the Metro dispute, reconfiguration and now the pandemic. During our task force meetings, I enjoyed working with Dr. Bregy and the members of his administration team. We may not have seen eye to eye on every issue, but he was hard-working, inquisitive and open to suggestions.

#### **A year later, what is your opinion of reconfiguration?**

I wanted K-8 to continue as I see the benefits of that model, but the challenges that needed to be resolved were clear. Duplicating the middle school grades four times created cost inefficiencies and educational gaps that were too big to overcome. A dedicated middle school allows for multiple level classes, not only in Math and English, but also Social Studies and Science. Also, the breadth of electives and the athletics program would not have been possible in the K-8 model.

Overall, I think it has been an improvement. However, as a current middle school parent, there are clearly still areas that can be finetuned and improved.

#### **Voters approved Measure BH, a \$385 million bond measure, in 2018. Do you support a new bond measure?**

I voted yes for Measure BH and fully support it. It was essential to the modernization of our nearly 100-year-old infrastructure. With continued proactive oversight and competent project management, I believe Measure BH will fulfill the promise of upgraded facilities, technology, safety and ensures the best possible physical environment for the educational success of our students.

#### **BHUSD enrollment continues to decline and is now below 3,500. How do you plan to address this?**

Much of this is driven by demographics. Birth-rates are on the decline and our residents are aging in place, so the supply of new families and students is naturally going to go down.

However, we do have one clear opportunity - according to the demographic study from February, there are currently 1,123 students residing in BHUSD who do not attend BHUSD schools. My goal would be to continue to improve the educational offerings and facilities of BHUSD to encourage some of those private school families to come back.

#### **In the event LA County allows it, what do you envision in-person learning looking like?**

I am a member of the Return to Learn think tank and have been spending numerous hours working with administrators, teachers and other task force experts to develop initial re-opening recommendations. Our recommendations included plans for initial screening, PPE, social distancing rules, quarantine protocols, cleaning, travel around campus and other key considerations. Based on tours of each campus, we also documented the unique challenges presented by each campus's distinctive setup.

My view is that we need to take a staged approach to reopening, much like we do in the county. First, I would ask all of the teachers to return to campus. Second, I would open up the elementary schools, since emerging data shows that younger children are less likely to be carriers of the virus. Finally, I would open the middle school and high school, since they have the most risk of contagion due to the rotating schedule. This would all be done on a hybrid A-B schedule initially to allow for appropriate social distancing.

Ultimately, we need to acknowledge the exceptional nature of the coming school year. Everyone from students to parents to teachers to administrators is being asked to completely reimagine how education should work on the fly. The data is changing daily on how best to manage the path forward. We need to accept that things are not going back to "normal" this year, but from everything I have seen, I believe this community is up to the challenge.

#### **What is your opinion of the current board?**

I think this Board has worked well together to maintain a positive, deliberative process over the last two years. While there may be differing opinions, they have maintained a professional demeanor and constructively worked together to make decisions.

#### **BHUSD continues to spend over \$2 million a year on litigation, which is higher than any comparatively-sized district. How do you plan to address this?**

Expenditures like this are concerning. Every dollar spent on litigation means one less dollar to invest in our children's education. I plan to leverage my deep financial services background to proactively review and manage our district budget. We need to spend our budget dollars wisely and well.

#### **In a sentence or two, tell us why you're running for the Board of Education?**

As a middle school parent and a product of public schools, I passionately support the BHUSD mission. This is a critical time for our district and I believe my combination of professional expertise and community service makes me uniquely qualified to help chart a brighter future for our schools.



**BENJAMIN  
LIKIER**

#### **What do you see as the top three issues the BHUSD is facing at this time?**

1. Making education work for every student
2. Ensuring each student has a support system, especially with COVID- in terms of learning, safety, mental health, physical health, etc.
3. The district needs to stop hemorrhaging cash and families.

#### **What is your position on the current plan for remote learning in the fall semester?**

It's not awful but is woefully insufficient in being able to provide a proper education. Teachers need to be taught how to properly use the technological resources at hand to their fullest extent to educate and be supplemented by tech-savvy non-teachers (a tech support team) and private educators (tutors, private services) with the support of district emergency funding. Additionally, the burden of forming pods to make learning and supervising children should not be on parents- that should be led and arranged by the school- the school day is a time for working parents to be able to do their jobs and not have to worry about the safety of their children, so just because learning is shifted outside the physical schools, that does not mean the burden of ensuring children's safety during school hours is shifted away from the district. My safety and innovation platforms address this.

#### **How do you evaluate the job Superintendent Michael Bregy is doing?**

I give Superintendent Bregy a mixed grade for his performance. Dr. Bregy has nailed some things during his tenure, including his handling of the COVID crisis and his smooth transition into reconfiguration, but that is about where the positives end. He has endured scandals about his mismanagement of the budget, the lack of progress in ongoing construction, lawsuits about the metro fiasco, etc. that have bogged the district down in bureaucratic discourse and expenditure that detracts from what can be done to improve the learning experiences of students.

#### **A year later, what is your opinion of reconfiguration?**

It's a good plan until construction is finished, particularly until El Rodeo can be reopened, at which point it should be thoroughly evaluated for its pros and cons using factual evidence and data.

#### **Voters approved Measure BH, a \$385 million bond measure, in 2018. Do you support a new bond measure?**

Yes, particularly for improving technological improvements in schools, expanding resources for mental health, sexual violence, domestic violence, etc., retraining teachers and hiring more tech-savvy instructors in K-8, and funding high school career and life education programs- all necessary expenditures to drastically improve the quality of education in Beverly Hills schools.

When quality of education improves, the school district's status improves, increasing property values to bond-paying residents, essentially making the bond pay for itself. The trick is to not go halfway in modernizing and innovating the schools and waste taxpayer money on half-efforts.

We must commit to making the schools truly innovative, even if it calls for uncomfortable changes.

#### **BHUSD enrollment continues to decline and is now below 3,500. How do you plan to address this?**

It is imperative that this board focuses on improving the quality of education. It's a no-brainer. I have 15 policy points on that subject as of right now, and I believe there needs to be a complete re-evaluation of our district's educational infrastructure. Districts of our status need to be more innovative, and I haven't seen a great deal of innovation from boards of this district's past. As someone who has recently attended Beverly Hills schools, I have seen the lack of progress this the district has made first-hand in their transition to 21st century learning. I know exactly what progress needs to be made in that department, including a greater focus on vocational and technical learning and the introduction of a practical skills class to prepare BHUSD students for the unique challenges of being an adult in a changing society. The COVID-19 crisis has given the district a chance to implement modern educational tactics, and I want to make sure we use this opportunity to permanently improve the quality of education for Beverly Hills students. My goal is to make BHUSD schools competitive with local private institutions, and to do this we need to understand that what we have now is fundamentally broken, and we need 21st century solutions to fix our failing infrastructure.

#### **In the event LA County allows it, what do you envision in-person learning looking like?**

In-person learning should be conducted cautiously, taking the health and safety of students, their families, teachers, and school staff into account and not simply rushing back into classrooms if it's merely allowed. Health experts must be consulted as to limiting class sizes, operating with open-air circulation, PPE, and other safety measures. In particular, data-driven measures must be implemented (inspecting air circulation, classroom arrangements, etc.). With the epidemiological trends of the pandemic so far and progress of Phase 3 vaccine trials, I believe preparing safety measures for the 2021-2022 school year is most efficient, as disrupting the rhythm of students' learning in the middle of the school year can be incredibly detrimental to students' educations and teachers' curricula and not worth the perceived benefits, but again, that decision must be supplemented with data. The safety of students, their families, teachers, and staff is of paramount. What we need to do is prepare ourselves for all scenarios, considering the physical, mental, and educational well-beings of everyone in our community.

#### **What is your opinion of the current board?**

Their failings have outnumbered their successes, and the successes are mostly lip service or things that should've happened a decade ago.

#### **BHUSD continues to spend over \$2 million a year on litigation, which is higher than any comparatively-sized district. How do you plan to address this?**

Stop doing dumb things to get sued. It's not that hard to do things the right way. It's not too tall a task to ask the district to focus on educating students.

#### **In a sentence or two, tell us why you're running for the Board of Education?**

As someone who has attended BHUSD schools recently and still has family in them, I have seen firsthand so many things that can be improved and I have been incredibly frustrated with the lack of action by the School Board on problems that have obvious solutions. Enough is enough. If you want something done right, do it yourself.



**NOAH MARGO**

**What do you see as the top three issues the BHUSD is facing at this time?**

Transforming education is at the core of my platform. How – not just what – we teach is more important than ever. The world is rapidly changing and public schools can no longer educate students as we did over one hundred years ago. As an example, we need to introduce social justice and environmentalism into our curriculum, similar to how we recently introduced financial literacy courses to teach a lifelong skill set. Another top priority is to successfully complete our bond-funded modernization program as expeditiously as possible in order to get our students and staff back into the best and safest facilities. A third top priority is to continue to strengthen health and safety issues throughout our district, from physical security to the seriously underserved topic of mental health.

**What is your position on the current plan for remote learning in the fall semester?**

Based on the overwhelming evidence and top health experts, I am in support of the district's remote-learning plan for this fall semester. Initially, during school board discussions about a hybrid-learning option, I proposed an at-home option available to students who were not comfortable yet returning to the classroom during this pandemic. I suggested that through the creative use of technology we bring the best classroom experience into the home. My initial proposal has since evolved into what is now known as Live@BHUSD. I support the program's structure, the plan for teacher accessibility and its overall stronger accountability.

**How do you evaluate the job Superintendent Michael Bregy is doing?**

I have officially evaluated Superintendent Bregy, but since those evaluations are confidential under the laws of the Brown Act I can simply share that Dr. Bregy is doing a stupendous job. He has masterfully juggled untold obstacles and continues to execute the school board's vision of a successful district.

**A year later, what is your opinion of reconfiguration?**

I'm as excited as ever about our schools. I was a product of our K-8 schools and as unique as they were, that structure was no longer the most effective way to deliver quality instruction within the constrained budget we have to work with. The 2021-2022 school year will hopefully bring us the first complete school year under the reconfigured system. I would love to revisit the question then once we've all been able to evaluate a full cycle of regular schooling.

**Voters approved Measure BH, a \$385 million bond measure, in 2018. Do you support a new bond measure?**

Now is not the time to discuss another bond measure. I think we first need to successfully complete all of the work under Measures E and BH. With the completion of that work we will have new campuses at Horace Mann, Beverly Vista, El Rodeo and the majority of the high school. Building A will be the only remaining high school structure without a major upgrade and even that is getting a cosmetic facelift with painting and flooring that will extend the building's use. I believe a future school board will need to pay close attention to the changing demographics to properly decide on a new bond measure.

**BHUSD enrollment continues to decline and is now below 3,500. How do you plan to address this?**

Enrollment is down because our overall population of families is down. There are more "For Lease" signs throughout our city than ever before. In addition, several other factors have led to this decline in school enrollment. Despite those factors, it is up to our district to provide a first-rate educational experience for its resi-

dents. We need to keep evolving education and continue being the top reason for people not only to become residents of Beverly Hills but to also enroll their children in our district as opposed to any other schooling option.

**In the event LA County allows it, what do you envision in-person learning looking like?**

My campaign advocates for transforming education, so when the day comes when staff and students are allowed back on campus, in-person learning should look like nothing we've seen before. It should be collaborative, project-based, cross-curricular, and responsibly support the use of technology. Technology has had us all question the traditional brick-and-mortar model of learning, just as Amazon challenged and transformed the way we shop.

**What is your opinion of the current board?**

Since I'm currently serving on this current school board, I'd like to say I have a rather high opinion of it. We have achieved a lot in the last few years. Some board members have different governing styles, but all of my colleagues are dedicated public servants who have given their time and energy in support of our students and staff.

**BHUSD continues to spend over \$2 million a year on litigation, which is higher than any comparatively-sized district. How do you plan to address this?**

With the Metro issue winding down, we expect to see a significant decrease in legal spending. Of course, as I have learned during my tenure on the school board, the very nature of public education invites a variety of litigation. As much as we try to be proactive and prevent litigation, issues with employees or special education often arise. The school board must continue to provide proper oversight and to help minimize legal matters.

**In a sentence or two, tell us why you're running for the Board of Education?**

While we achieved a lot of transformational change for our schools during my time on the school board, there's plenty more to do, especially during this incredibly delicate and challenging moment in history. We need experienced leadership and creative solutions more than ever. I bring that experience and innovative thinking as a former teacher, a building construction professional and a two-time BHUSD Board of Education President.



**ROBIN ROWE**

**What do you see as the top three issues the BHUSD is facing at this time?**

The top three BHUSD issues are just one issue, the well-being of the children in its care. Some remember when families moved here because Beverly Hills had the best public schools. Beverly Hills public schools should be the best in the world. Together we will make it so again.

**What is your position on the current plan for remote learning in the fall semester?**

The BHUSD plan is more of a work in progress. BHUSD reacting to state and county requirements.

**How do you evaluate the job the Superintendent is doing?**

When the Superintendent was appointed in 2017, he said that BHUSD finances and student growth would be his focus. Three years later, can anyone say the problems of BHUSD deficits and declining enrollment have been solved?

Of course, the elephant in the room is the ongoing lawsuit against BHUSD over their use of school funds. Reading about that in the news was what prompted me to consider running for school board. The accusations described in the lawsuit are disturbing. Unable to get the case dismissed, BHUSD has been fighting it for more than a year. Some say maybe they're stalling, trying to delay the verdict until after the election.

**A year later, what is your opinion of reconfiguration?**

Reconfiguration, that is, rearranging which

school buildings hold which students, was necessary because our schools have been in decline, are getting smaller. As I listen to Beverly Hills parents, they don't say BHUSD has solved its underlying problems. Parents are still choosing expensive private schools because our public schools fall short.

**Voters approved Measure BH, a \$385 million bond measure, in 2018. Do you support a new bond measure?**

I voted for Measure BH. Being elected to the school board is a way to ensure that BHUSD funds aren't misspent.

**BHUSD enrollment continues to decline and is now below 3,500. How do you plan to address this?**

With an annual budget of over \$20,000 per student, BHUSD has the best-funded public schools. Yet, half of Beverly Hills parents are sending their children to expensive private schools instead. Why?

Our BHUSD per-student budget is two and a half times what the LAUSD budget has available to spend on each of their students. We have as much or more money as private schools. Our BHUSD per-student budget is somewhat higher than the average tuition cost for private schools across California. That our schools are not better seems to show we haven't been spending our money wisely.

**In the event LA County allows it, what do you envision in-person learning looking like?**

Let's not speculate on what the county or state may require future learning to be like. They will let us know. We should be listening to parents, teachers, staff and students. Help the county and state come up with better options.

We need to prepare our children for a post-COVID world. If we listen to the Bureau of Labor, future growth in high-paying jobs is in just two fields: computer science and healthcare. I taught computer science at the University of Washington and the Naval Postgraduate School. I led the team that won the Novartis Biome healthcare innovation prize for AI last year.

**What is your opinion of the current board?**

My opinion of people in general is that everyone is trying their best, yet some people's best is much better than others. The Judgment of the Court will be the opinion of the prior board that matters. On November 3rd the opinion that truly matters is that of the voters. How do the candidates stack up?

Four of the BHUSD candidates lack the tech savvy or commitment to have put up a web page before filing to run for office. An actuary, an attorney, a construction manager and a psychologist.

There's a candidate who lists as his qualification that he's 19 years old and a recent graduate of BHHS. At least he has a website.

There's the incumbent, an establishment candidate who says his value is his close relationships with other politicians and his success at extracting \$500 million from taxpayers. His website displays a gallery of local establishment bureaucrats helping him raise money to buy the election. Politicians he owes more loyalty to than his voters.

I'm Robin S. Rowe. I understand what students need to do to prepare for college and their future. I'm an educator. Taught computer science at two universities, the University of Washington and the Naval Postgraduate School. I've been a guest speaker at schools in Los Angeles South Central and Beverly Hills, encouraging children to pursue science and finance.

**BHUSD continues to spend over \$2 million a year on litigation, which is higher than any comparatively-sized district. How do you plan to address this?**

BHUSD has spent millions upon millions launching losing lawsuits. Hope we can all agree to stop doing that. Whether BHUSD took \$16 million from building funds to spend on frivolous lawsuits and trips to Washington in a failed attempt to score themselves political points is what's being determined by the court.

**In a sentence or two, tell us why you're running for the Board of Education?**

I'm Robin S. Rowe, the candidate with a higher mission. Let's make Beverly Hills public schools great again.

To prevent conflicts of interest, I don't accept donations and don't seek endorsements. My website is at RobinSRowe.com.



**AMANDA "MANDY" STERN**

**What do you see as the top three issues the BHUSD is facing at this time?**

The pandemic, school-closure situation, of course. This highlights issues that are critical including: how students learn best, emotional needs and adapting to remote learning, which is not ideal for our students.

A need to revisit spending and planning concerning special education supports and services as well as outlays.

The intersection of modernization for a "flipped classroom"; 21st century learning needs with construction/renovation costs and needs.

**What is your position on the current plan for remote learning in the fall semester?**

I regard it as sub-optimal learning and educating for students when compared to traditional, in-person learning. However, given the situation, the district must rise to the occasion and not only leverage how students can learn, but also thrive in a remote, digitally-based learning environment, that when tapped effectively, offers some very innovative tools and aids!

**How do you evaluate the job Superintendent Michael Bregy is doing?**

Dr. Bregy has handled an array of challenges including last year's reconfiguration as well as the pandemic. With a lot of moving parts involved in managing these situations, I believe Dr. Bregy has made some good, sound decisions.

**A year later, what is your opinion of reconfiguration?**

Since it has only been one school year (and this included the pandemic shut-down) it is difficult to fully evaluate and only time will tell. However, early results seem to be favorable. I am looking to see further growth and acclimation to this relatively new situation.

**Voters approved Measure BH, a \$385 million bond measure, in 2018. Do you support a new bond measure?**

Historically, we have waited too long to address some very old buildings in our community. I am in support of taking our buildings to the next level to accommodate 21st century learning and helping to outfit our oldest students for their college and career aspirations. These are important priorities.

**BHUSD enrollment continues to decline and is now below 3,500. How do you plan to address this?**

Stakeholders are looking closely at how our district will handle the remote-learning experience this year; as well as how the students and families will come out on the other side of the pandemic. At that time, and if all goes well, we may well see a surge in enrollment!

**In the event LA County allows it, what do you envision in-person learning looking like?**

I think this will be a happy day for all of us. In terms of how it might look, I envision a multi-pronged approach. This would involve actively addressing: school health and safety; emotional awareness via group and individual guidance; and obviously evaluating what gaps in academics, if any, we need to address very seriously.

**What is your opinion of the current board?**

Despite some respectfully disparate views, the board seems to work collaboratively to get the needs met and the job done.

**BHUSD continues to spend over \$2 million a year on litigation, which is higher than any comparatively-sized district. How do you plan to address this?**

There needs to be a careful analysis of why this is happening and where a stop-gap can be placed. We need to ask ourselves, what proactive strategies can be used instead of reactive



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strategies when faced with disputes and conflicts?

**In a sentence or two, tell us why you're running for the Board of Education?**

I truly want to work in the city and district which I love and have spent the latter part of my adult years. I am proud of this district and what it can offer our students. There are a lot of great parents, learners and personnel who are willing to do what it takes to make our school district phenomenal.



**DONNA TRYFMAN**

**What do you see as the top three issues the BHUSD is facing at this time?**

1. The lack of "in-person" school is the most pressing issue in the district. District focus should be on resuming in-person school as soon as feasible, while implementing all safety guidelines delineated by the Department of Public Health. County testing, hospitalizations, COVID positivity rates and ICU occupancy are all on target. The one remaining metric needing improvement is the positive per 100,000 of population.

Of course, safety is the paramount interest but it must be balanced alongside important interests, e.g., the continued success and support of every student. While we navigate virtual learning, there must be concurrent planning for eventual return to in-person learning. While virtual learning is in place, our focus must be on executing a smooth transition back to in-person school. As in-person school is generally preferred by parents, BHUSD can strive to keep enrollment numbers steady only once in-person returns.

2. The BHUSD needs closure to its litigation and the expenditure of funds such endeavors necessarily entail. As a career public sector litigator, I am uniquely qualified to ensure litigation is kept to an absolute minimum. I will closely review contracts, negotiations and all other legal dealings.

3. There needs to be a strict construction completion timeline as this will aid with the declining district enrollment. While I recognize that all construction must go through the Division of State Architect approval, there may be ways we can safely speed up the process.

**What is your position on the current plan for remote learning in the fall semester?**

As stated above, I support an in-person school option once we have met all recovery metrics. I believe we should start with a hybrid model, much like what was rolled out originally for the BHUSD in July. With that said, I've consistently stated that I will lend my support to whichever program is in place for the fall semester and beyond in order to facilitate a calm atmosphere for learning and success for every student and educator. After the disappointing experience with home learning 2.0, I am pleased that the administration planned a school day that closely mirrors the bell schedule. I look forward to robust, live synchronous teaching that challenges our students.

**How do you evaluate the job Superintendent**

**Michael Bregy is doing?**

I believe Dr. Bregy is handling unprecedented times with dignity. He strives to maintain reason-

able decision-making in the face of many challenging obstacles. From my understanding, Dr. Bregy employs data-driven problem solving. Our student achievement, classroom management and instruction delivery continue to be top notch, even in the face of a pandemic. I have seen efforts in personnel induction, development and evaluation, but there is always room for improvement. Dr. Bregy must continue to support teachers and create school climates that nurture and stress academic performance and social/emotional learning. BHUSD is small, but has immense investment from all stakeholders.

**A year later, what is your opinion of reconfiguration?**

I am/was a proponent of reconfiguration. While I have great sentiments for the K-8 model, it was simply unsustainable. My daughter graduated from the inaugural BVMS class this year. I believe the multitude of offerings, e.g. sports and clubs, are representative of the high school experience, and thus, served well in solid preparation to succeed in the high school environment. Continuing, with the advent of an "extra" school site—in all likelihood, Hawthorne—the BHUSD must continue to think out of the box, creatively, in expanding its relationships and programs to benefit the students, the city, and the community. The Joint Powers Agreement with the city should be utilized for this purpose.

**Voters approved Measure BH, a \$385 million bond measure, in 2018. Do you support a new bond measure?**

I do not support a new bond measure at this time. District construction is being managed adequately and funds are appropriately allocated for each project to completion.

**BHUSD enrollment continues to decline and is now below 3,500. How do you plan to address this?**

BHUSD must implement an engaging campaign advertising its offerings. With the advent of digital communication, the possibilities for engagement are endless. We have world-class educators and interesting, creative programs and crucial funding from the city through the Joint Powers Agreement. Fewer students matriculating into and remaining in a district has a significant impact on the health and efficacy of a school system. Families deserve transparency and equal access to all school options available to their children. The extensive construction in the district presents our schools as an unattractive option. This is why I want to investigate ways to complete the construction on a quicker timeline.

**In the event LA County allows it, what do you envision in-person learning looking like?**

As a lawyer, I deeply respect laws and guidelines. I will not support in-person learning that does not comply with the stated guidelines of the State of California or Los Angeles County. Conversely, those guidelines are what inform our reopening and nothing else. What is considered "safe," are the numbers in the Department of Public Health guidelines. Once our numbers are at an acceptable level for 14 days, BHUSD must open after the 10-day required notice to our teachers. We must be ready. I believe that students learn better with in-person education and that their success depends on it. I envision the district starting off with a hybrid model, and I believe that model should be similar to the one the district unveiled earlier this year of alternating weeks.

Cleaning must follow accepted standards of care. PPE must be provided to educators in the form of gloves, masks and shield, and classes must be reconfigured to allow six feet between students. This will not be easy, but I am ready

to work hard to make in-person school happen.

**What is your opinion of the current board?**

It's very easy to be a Monday morning quarterback and I will not do that. Every school board faces its own unique challenges by virtue of the dynamics of those seated and the era in which it operates. I do believe it's time for new energy and new voices.

**BHUSD continues to spend over \$2 million a year on litigation, which is higher than any comparatively-sized district. How do you plan to address this?**

I am a litigator by profession but I also know the value of collaborative and reasonable negotiation. The BHUSD needs to get back to the business of educating, not litigating. The BHUSD is quick to litigate and not mediate. Often, goal-oriented negotiations result in a desired outcome without the adversarial nature surrounding litigation. The district will need to negotiate with Metro in the future as their work is ongoing. Perhaps through negotiating with Metro, the BHUSD will be able to procure a benefit.

**In a sentence or two, tell us why you're running for the Board of Education?**

I am a product of this district and am sentimental about its continued success in the production of "good humans." I believe in the transparency and accountability of process which necessarily focuses on education.



**MARY WELLS**

**What do you see as the top three issues the BHUSD is facing at this time?**

1) Leading a safe and thoughtful return to school for our children as quickly as possible.

2) Completing the modernization of our schools with the funds approved by the voters for Measure E and BH.

3) Building a stronger community within the Beverly Hills Unified School District, and between BHUSD and the residents of Beverly Hills.

**What is your position on the current plan for remote learning in the fall semester?**

Presently, there is a public health order in place in Los Angeles that prevents in-person learning and, as a result, the District has identified the Live@BHUSD and the ILC as the virtual options to be offered for the fall semester. It is critical that the administration monitor the progress and success of these models and make improvements as necessary to ensure that the students are receiving the highest level of education. In addition, it is imperative that the District have a plan in place to safely return to in-person learning as soon as the restrictions are lifted by the state and county.

**How do you evaluate the job Superintendent Michael Bregy is doing?**

As a new candidate and as someone who has not been on the school board, I cannot speak firsthand about Dr Bregy's performance on specific issues. However, I just met with Dr Bregy and I am confident in his willingness and ability to work with any elected school board member for the benefit of all students.

**A year later, what is your opinion of reconfiguration?**

Reconfiguration was the right decision for the

District and I supported this change. While reconfiguration also seems to be generally popular among most parents and residents, I have noted from my conversations that prioritizing the academic program needs to remain a strong focus of the District. The next Board will have an opportunity to implement a new strategic plan and align the budget to support the goals of the District. This will improve the benefits of reconfiguration.

**Voters approved Measure BH, a \$385 million bond measure, in 2018. Do you support a new bond measure?**

I do not support a new bond at this time. The projects that were approved to modernize the schools in Measure E for \$334 Million in 2008, and then again Measure BH in 2018 for \$385 million must be completed. As a construction manager with more than a decade of experience, I will ensure that the money is efficiently and appropriately spent on these projects before asking taxpayers for more.

**BHUSD enrollment continues to decline and is now below 3,500. How do you plan to address this?**

Prioritizing the academic and emotional developmental needs of students from K-12 and supporting a committed staff will generate enthusiasm, channel interest for BHUSD and build a sense of community which is lacking. In addition, we must complete the ongoing construction projects to improve the physical environment of our schools.

**In the event LA County allows it, what do you envision in-person learning looking like?**

My pledge is to advocate for and lead a safe return to school while following the safety guidelines and protocols established by the Los Angeles County Office of Education and Department of Public Health. I support an in-person school option which is likely to be a version of a hybrid model. I am aware of and sensitive to the needs of families that have a health condition or other extenuating circumstances that compromise their ability to physically return to school and I support an alternative virtual option to be offered in these situations.

**What is your opinion of the current board?**

I applaud the Board for their vote for reconfiguration. To make further progress, the Board must act as a unified body, while respecting the different opinions of board members, and follow the protocols established to ensure effective leadership and communication.

**BHUSD continues to spend over \$2 million a year on litigation, which is higher than any comparatively-sized district. How do you plan to address this?**

The Board should take measures to avoid legal expenses when possible so that our funds can be spent to educate our students. Also, the Board must carefully review the need for its current engagements with our attorneys, discuss with our attorneys options to better control fees through alternative fee agreements, and actively establish and manage budgets for our current counsel.

**In a sentence or two, tell us why you're running for the Board of Education?**

I am committed to seeking excellence for Beverly Hills Unified School District and building for a brighter future. Having parented three adult children including a BHUSD alumna, serving on the Citizens' Bond Oversight Committee for the past four years, and having worked for more than a decade as a construction manager, makes me a uniquely qualified candidate. I represent an independent voice without any conflicts of interest who will be able to serve all students and stakeholders through responsible governance and oversight during this pivotal time.

**WHAT ISSUES DO YOU THINK ARE IMPORTANT TO THE BOARD OF EDUCATION? SEND US AN EMAIL AT EDITOR@BHWEKLY.COM**

briefs cont. from page 6

ager George Chavez to approve a purchase order with Vital Medical Services Inc. for \$234,018 with a 5-0 vote. The city first entered an agreement with the company two years ago.

According to a city staff report, writ-

ten by Police Chief Dominick Rivetti and Captain Michael Hill, Vital Medical Services also provides a Nasal Naloxone program that involves "oversight, education, a standing order for medication administration and reporting to [emergency medical services]." The program allows for officers to administer Naloxone nasal

spray to temporarily counteract opioid overdoses.

The city's renewed agreement with Vital Medical Services Inc. now also includes communicable disease exposure testing and counseling for the Beverly Hills Police Department.

"The medical services provided have

proven to be extremely valuable for the jail operations by eliminating the need to have officers waiting at local hospitals for 'medical clearances to book' and blood draws; thus, saving hours of wasted time," the city staff report read.

--Briefs Compiled by Ani Gasparyan







BLVD, NORWALK, CA 90650. B & V GROUP CORPORATION, 14502 PIONEER BLVD NORWALK CA 90650. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 06/20. Signed DIEGO BENAVIDES. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 7/22/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 8/20/2020, 8/27/2020, 9/3/2020, 9/10/2020 NIN 46381 FICTITIOUS BUSINESS NAME STATEMENT: 2020110217 The following person(s) is/are doing business as: J & J EXCLUSIVE T'S, 11203 GLENOAKS BLVD, STE 2, PACOIMA, CA 91331. JASON SIMOUN AKRAA, 14239 SEQUOIA ROAD CANYON COUNTRY CA 91387 JOSEPH AKRAA, 14239 SEQUOIA ROAD CANYON COUNTRY CA 91387. The business is conducted by a General Partnership. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JASON SIMOUN AKRAA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 7/22/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 8/20/2020, 8/27/2020, 9/3/2020, 9/10/2020 NIN 46398

FILE NO. 2020 110975  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. CHODANG; 2. CHO DANG TOFU; 12245 ARTESIA BLVD. CERRITOS CA 90703 county of: LA COUNTY. Registered Owner(s): ARAON INVESTMENT GROUP, 33 DALLAS STREET BUENA PARK CA 90621 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: 05/2019.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ ARAON INVESTMENT GROUP BY: SUNIM KIM, CEO

This statement was filed with the County Clerk of LOS ANGELES County on JUL 23 2020 expires on JUL 23 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). LA2568961 BEVERLY HILLS WEEKLY 7/30 8/6,13,20 2020

FILE NO. 2020 111517  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: HALLWAY PLUMBING, 1355 S LA BREA LOS ANGELES CA 90019 county of: LA COUNTY. AI #ON: 3091017

Registered Owner(s): JET SPEED PLUMBING INC., 1355 S LA BREA LOS ANGELES CA 90019 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ JET SPEED PLUMBING INC. BY: REZA VANDI, CEO

This statement was filed with the County Clerk of LOS ANGELES County on JUL 24 2020 expires on JUL 24 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et

seq., Business and Professions Code). LA2544503 BEVERLY HILLS WEEKLY 7/30 8/6,13,20 2020

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ANDREW C. BURKLE**

Case No. 20STPB05432

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ANDREW C. BURKLE

A PETITION FOR PROBATE has been filed by John Burkle in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that John Burkle be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on Dec. 2, 2020 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner:**  
**CAROL A JOHNSTON ESQ**  
**SBN 90549**  
**KATTEN MUCHIN ROSENMAN LLP**  
2029 CENTURY PARK EAST  
STE 2600  
LOS ANGELES CA 90067  
CN971002 BURKLE Aug 6,13,20, 2020

FILE NO. 2020 114002  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. ECCO'S PIZZA; 2. ECCO'S PIZZA & DRAFT HOUSE, 2123 N BELLFLOWER BLVD. LONG BEACH CA 90815; MAILING ADDRESS: 1100 S. HOPE ST. UNIT 1412 LOS ANGELES CA 90015 county of: LA COUNTY.

AI #ON: 4578395  
Registered Owner(s): EIGHT TWO FOUR RESTAURANT GROUP, INC., 1100 S. HOPE ST. UNIT 1412 LOS ANGELES CA 90015 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ EIGHT TWO FOUR RESTAURANT GROUP, INC. BY JESSE T. ALVAREZ, CFO  
This statement was filed with the County Clerk of LOS ANGELES County on JUL 29 2020 ex-

pires on JUL 29 2025.  
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). 03117 BEVERLY HILLS WEEKLY 8/6,13,20,27 2020

FILE NO. 2020 112530  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: TOPPER LIQUOR, 3061 W. 8TH STREET LOS ANGELES CA 90005; MAILING ADDRESS: 20914 JAMISON AVE. CARSON CA 90745 county of: LA COUNTY. Registered Owner(s): MK88 LIQUOR INC, 20914 JAMISON AVE. CARSON CA 90745 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ MK88 LIQUOR INC BY: MARSIL KASSIS, CEO

This statement was filed with the County Clerk of LOS ANGELES County on JUL 27 2020 expires on JUL 27 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). 03870 BEVERLY HILLS WEEKLY 8/6,13,20,27 2020

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARILYN SHPARAGO CARNOW**  
**CASE NO. 20STPB06199**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARILYN SHPARAGO CARNOW.

A PETITION FOR PROBATE has been filed by LINDA D. KOROSEC in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that LINDA D. KOROSEC be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 12/21/20 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012

**Notice of Telephonic Hearing**

Due to court closures, you may participate telephonically by scheduling with CourtCall at 1-888-882-6878. Please check the court's website at www.lacourt.com for information regarding closure to the public.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner  
**MARGARET B. SHARP - SBN 168517, LAW OFFICE OF MARGARET B. SHARP**  
2999 OVERLAND AVE., SUITE 207A  
LOS ANGELES CA 90064  
8/13, 8/20, 8/27/20  
**CNS-3387311#**

FILE NO. 2020 119151  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LIQUOR & JOY, 1013 W EL SEGUNDO BLVD GARDENA CA 90247 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): SH MULTANI INC, 4339 DALTON AVE LOS ANGELES CA 90062 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ SH MULTANI INC BY PARAMJIT SINGH, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on AUG 06 2020 expires on AUG 06 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). ORD-02947 BEVERLY HILLS WEEKLY 8/13,20,27 & 9/3 2020

FILE NO. 2020 119136  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ANGEL HAIR & WIG, 1345 N. GRAND AVE. WALNUT CA 91789 county of: LA COUNTY.

Registered Owner(s): KYUNG MIN PARK, 241 MARYVILLE DR. WALNUT CA 91789. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions

Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ KYUNG MIN PARK, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on AUG 06 2020 expires on AUG 06 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

16365 BEVERLY HILLS WEEKLY 8/13,20,27 9/3 2020

FILE NO. 2020 120128

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: IZO CATERING, 3915 W. 6TH ST. LOS ANGELES CA 90020; MAILING ADDRESS: 169 S. OXFORD AVE. #7 LOS ANGELES CA 90004 county of: LA COUNTY.

Registered Owner(s): DA HEE JO, 3915 W. 6TH ST. LOS ANGELES CA 90020. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ DA HEE JO, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on AUG 07 2020 expires on AUG 07 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

16499 BEVERLY HILLS WEEKLY 8/13,20,27 9/3 2020

FILE NO. 2020 117456

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: BTI STUDIOS, 3601 W OLIVE AVE SUITE 650 BURBANK CA 91505 county of: LA COUNTY.

Registered Owner(s): IYUNO US INC., 3601 W OLIVE AVE SUITE 650 BURBANK CA 91505 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ IYUNO US INC. BY SARAH GREEN, SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on AUG 04 2020 expires on AUG 04 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change

in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

16469 BEVERLY HILLS WEEKLY 8/13,20,27 9/3 2020

FILE NO. 2020 120596

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: BAGELS GALORE, 28362 S WESTERN AVE RANCHO PALOS VERDES CA 90275 county of: LA COUNTY.

Registered Owner(s): ALEJANDRO ROSALES, 509 MYLER ST SAN PEDRO CA 90731. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ ALEJANDRO ROSALES, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on AUG 07 2020 expires on AUG 07 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

16481 BEVERLY HILLS WEEKLY 8/13,20,27 9/3 2020a

FILE NO. 2020 120605

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: BAGELS GALORE, 2410 S WESTERN AVE SAN PEDRO CA 90732 county of: LA COUNTY.

Registered Owner(s): ALEJANDRO ROSALES, 509 MYLER ST SAN PEDRO CA 90731. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ ALEJANDRO ROSALES, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on AUG 07 2020 expires on AUG 07 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

16475 BEVERLY HILLS WEEKLY 8/13,20,27 9/3 2020

T.S. No.: CR20-1039 A.P.N.: 4331-003-054 Order No.: 2101488-05 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/21/2018. UNLESS YOU TAKE ACTION TO PROTECT

YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: ANWAR ALAYAMINI, A SINGLE MAN Duly Appointed Trustee: COUNTY RECORDS RESEARCH, INC. Recorded 5/25/2018 as Instrument No. 20180525621 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 5/8/2020 in Book Page , as Instrument No. 20200506795 of said Official Records. Date of Sale: 9/15/2020 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$968,111.06 Street Address or other common designation of real property: 235 SOUTH REEVES DRIVE #301 BEVERLY HILLS, CA 90212 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844/477-7869 or visit this Internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case CR20-1039. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Date: 8/10/2020 COUNTY RECORDS RESEARCH, INC. 4952 WARNER AVENUE #105 HUNTINGTON BEACH, CA 92649 PHONE #: (714) 846-6634 FAX #: (714) 846-8720 TRUSTEE'S SALE LINE (844) 477-7869 Sales Website: [www.stoxposting.com](http://www.stoxposting.com) ROSIE GOMEZ COUNTY RECORDS

RESEARCH, INC., TRUSTEE DIVISION

T.S. No. 20-20099 Loan No. JZ-012819

Order No. 05941723 APN: 4341-012-019  
NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/28/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

On :9/11/2020 at 10:30 AM (or as postponed from time to time), **Best Alliance Foreclosure and Lien Services Corp.** as the duly appointed trustee under and pursuant to deed of trust recorded **2/6/2019, as Instrument No. 20190110318, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20191142422 and recorded on 10/24/2019**, of Official Records in the office of the Recorder of Los Angeles County, California, executed by **New Hillcrest Inc., a Cayman Islands Corporation** as Trustor; Amit Tidhar, Beneficiary, **WILL SELL AT PUBLIC AUCTION SALE TO THE HIGHEST BIDDER FOR CASH**, (payable at the time of sale in lawful money of the United States, by cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state)

At: **THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406**,

all right, title, and interest conveyed to and now held by it under said deed of trust in the property situated in said county, California describing the land therein: **AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST**

The property heretofore described is being sold "as is". The street address and other common designation, in any, of the real property described above is purported to be: **701 N. Hillcrest Road, Beverly Hills, CA 90210**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding the physical condition of the property, title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust and personal property, if any, with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said deed of trust, to wit: amount of unpaid balance and other charges: **\$5,495,049.91 (Estimated)** Accrued interest and additional advances, if any, will increase this figure prior to sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.**

Title No.: 05941723

T.S. No.: 20-20099

Loan No.: JZ-012819

AP No.: 4341-012-019

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property or necessarily a 100% ownership interest in the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off or resolving ownership interest issues, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale





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# 3423 THE STRAND HERMOSA BEACH

Available for Your Last Minute Beach Getaway

**\$12,000/week**

Make the most of your 2020 Summer

- 4 Bedrooms, 5 Bathrooms, 3,900 sq. ft.
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FOR LEASE OR SALE



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Available For Year Lease  
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Or For Sale **\$10,600,000**

FOR LEASE



## 1602 THE STRAND HERMOSA BEACH

Available For Year Lease  
4 Bedrooms, 4 Bathrooms

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FOR SALE



## 72 THE STRAND #5 HERMOSA BEACH

2 Bed, 2 Bath Condo on the Strand  
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**Entry Level Price \$1,199,000**



**SHAWN DUGAN**  
(310) 265-3428

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